

- I. **Mayor Fred Armstrong called a meeting of the City Common Council to order at approximately 7:00 PM.**
- A. **Introduction of Page:** There were no pages for the evening.
- B. **Opening Prayer** was given by St. Peter's Lutheran Church.
- C. **Pledge** – The Mayor led the pledge of Allegiance.
- D. **Roll Call:** Present: John Brown, Ann DeVore, George Dutro, Craig Hawes, Robert Kittle, Martha Meyers, and August Tindell. Absent: NONE
- E. **Acceptance of Minutes from previous meeting** – Martha Myers moved to accept the minutes of the previous meeting. Ann DeVore seconded. The minutes were approved unanimously.
- II. **Unfinished Business Requiring Council Action**
- A. **Public Hearing and Second reading of an Ordinance entitled “ORDINANCE NO. 4, 2003, ORDINANCE VACATING PUBLIC RIGHT-OF-Way.”** Roger Hunt gave a brief overview of this request. There no comments from the audience or the council. **John Brown moved to approve this ordinance. Rob Kittle seconded. The motion passed with 7 ayes and 0 nays.**
- B. **Second Reading of an Ordinance entitled “ORDINANCE NO. 5, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, TO REZONE APPROXIMATELY 1.3 ACRES, LOCATED ON THE SOUTH SIDE OF 22<sup>ND</sup> STREET BETWEEN CENTRAL AVENUE AND COTTAGE AVENUE, FROM I-2 (MEDIUM INDUSTRIAL) TO B-5C (GENERAL BUSINESS WITH CONDI TIONS.** Roger Hunt explained this request from Deb Perr representing the owners of this property at 21<sup>st</sup> and Cottage. This action pertains to the old railway right-of-way property at that location. Some discussion was made about the traffic patterns in and around the location. The one of the purposes of the site plan process is to evaluate that concern. Ken St. Clair, who has a legal claim against the property, addressed the council. He presented a copy of the findings of a court case that was similar to his. The document was entered into the record. Local Attorney Bob Dalmbert was in the audience and he gave his view of such claims. Deb Perr and E.R. Grey, who both represent the petitioner made their case for the rightful claim to the property and explained the legal action being taken to insure the property claim. It was determined that should such a court ruling change the ownership ruling, the planning Commission and the Council would revisit the zoning action taken tonight. **Augie Tindell moved to approve this ordinance. George Dutro seconded. After a voice vote, a roll-call vote was made. The results of the roll-call were as follows:**
- |              |     |                |     |
|--------------|-----|----------------|-----|
| John Brown   | yes | Robert Kittle  | no  |
| Ann DeVore   | yes | Martah Myers   | no  |
| George Dutro | yes | August Tindell | yes |
| Craig Hawes  | no  |                |     |
- The motion to approve passed with 4 ayes and 3 nays.**
- C. **Second Reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA TO REZONE APPROXIMATELY 18,850 SQ. FT. AT 2040 COTTAGE AVENUE (NORTHWEST AND SOUTHWEST CORNERS OF 21<sup>ST</sup> STREET AND COTTAGE AVENUE), COLUMBUS, INDIANA, FROM I-2 (MEDIUM INDUSTRIAL) TO B-5C (GENERAL BUSINESS DISTRICT WITH CONDITIONS).”** Roger Hunt reviewed the three condition under Section II of this ordinance. John Counciller, the developer of this project was present for questions. Steve Ruble addressed the council in regard to extending 21<sup>st</sup> street through to Central. Several questions about the surrounding zoning were asked. The Planning Staff retrieved a copy of a map showing the zoning in the area. Bart Smith a Cherry Street resident presented pictures of the area and expressed his and other continued concern for traffic, sewer capacity, and intrusion of activity into their neighborhood with a restaurant so close. Letitia McGaha's home is immediately to the west of the building and she spoke against the proposed use of the property. Shirley Ferris, Tony Query, and Julie Eudie all gave their opinions against the use of the building for the proposed use. Larry Mize, owner of Home Folks Restaurant sought the council's approval and promised to continue to be a good neighbor as they had been at the 21<sup>st</sup> and Central location. John Counciller, the developer reviewed the improvements planned for the building. **George Dutro stated that in spite of the traditional thinking of planning and zoning it was clear that such thinking does not apply to this neighborhood and therefore, moved to deny the rezoning. Rob Kittle seconded. The motion passed with 7 ayes and 0 nays.**
- D. **Second reading of an Ordinance entitled “ORDINANCE NO. 6, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA TO REZONE APPROXIMATELY 169.95 ACRES, LOCATED SOUTH OF JONATHAN MOORE PIKE, BETWEEN I-65 AND MORGAN WILLOW TRACE, FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT), WITH REVISED COMMITMENTS.”** Roger Hunt presented this request made by Menards, Inc, for their development called Columbus Crossing. The ordinance deals with the signage requirements of the PUD as amended at the previous meeting. A letter was presented from Menards expressing their satisfaction with the amended ordinance. In the discussion nit was deteremined that this deveklpment

is very unique to Columbus and several members of the council expressed the need for more review and research on this type of development. Art Beck and Bob Dalmbert, attorneys representing Menards, were concerned about the need to move forward with at least the Menards store being built at this time. Dick Noblitt spoke to the council about the dangerous precedence this will set for the community. Deb Richards a sign design professional spoke to the need to review this signage issue in much greater detail. The council was torn between the need to step back and review the overall concept of such a large development and the fact that Menards has patiently worked with the city for over a year and needs to move forward. John Brown wanted to be sure that the record showed that the council has not been part of the delay, but had acted as each part of the process came before it. After more debate about the impact of signs and in particular monument signs, the council worked on language that would allow the planning staff to provide further research on the matter and yet allow Menards to stay on schedule with their building. **John Brown moved to amend the ordinance by deleting items "a,b,c,e,f,g,h,and i" and adding the phrase "plus one directional sign of 8.5 square feet" to the end of item "d."** This would make item "d" become "a." Craig Hawes seconded. The motion to amend passed with 7 ayes and 0 nays.

**John Brown moved to pass the amended ordinance. Rob Kittle seconded. The motion passed with 7 ayes and 0 nays.**

The council asked Roger Hunt and his staff to further research what is being done in other such large developments and report back to the council. Ann DeVore asked that this be done in "timely manner" in order to help the Menards development move forward. Rob Kittle asked that the research include how to minimize sign "clutter" along State Highway 46.

**E. Second reading of an Ordinance entitled "ORDINANCE NO. 7, 2003, AN ORDINANCE AMENDING CERTAIN ZONING ORDINANCE PROVISIONS RELATING TO FRONT BUILDING SETBACKS."** Roger Hunt explained the need for this change to the zoning ordinance as it pertained to set-backs. The activity on the National Road Project promoted the need to get this clarified. **Augie Tindell moved to approve this ordinance. John Brown seconded. The motion passed with 7 ayes and 0 nays.**

**F. Second reading of an Ordinance entitled " ORDINANCE NO. 8, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA TO REZONE APPROXIMATELY 10.89 ACRES, LOCATED ON THE EAST SIDE OF US 31, 160 FEET NORTH OF BASE ROAD IN COLUMBUS TOWNSHIP, FROM AG (AGRICULTURAL DISTRICT) TO SU-1 (CHURCHES)."** Roger Hunt reviewed this ordinance pertaining to a new Kingdom Hall worship facility. There were no comments from the audience or the council. **Martha Myers moved to approve this ordinance. Rob Kittle seconded. The motion passed with 7 ayes and 0 nays.**

**III. New Business Requiring Council Action**

NONE

**IV. Other Business**

- A. Way-finding Committee report was given by Rene Campbell, Debra Richards, and Steve Ruble, members of the committee. Rene reviewed data about visitors that this community has for tourism and architecture and spoke of the public-private partnership that this project reflects. After giving the background of the Way-finding Committee, they distributed renderings of the proposed signage and showed a map of locations for the planned signs.
- B. **Standing Committee and Liaison Reports** some information was shared for informational purposes. Craig Hawes submitted a memo for the record to reflect that Tobar, Inc. and Net Forge are in compliance with their tax abatement forms. Rob Kittle announced that Jim Pridgen has been appointed as the President of the Aviation Commission. Mayor noted that the Redevelopment Commission Ordinance will be placed on the May 7<sup>th</sup> Agenda.
- C. Next regularly scheduled meeting is **February 18, 2003 at 5:30 PM. This will be the Mayor's Sate of the City Address.**
- D. **Adjourn – John Brown moved for adjournment. Rob Kittle seconded. Motion passed unanimously.** Council adjourned at approximately 9:44 PM.

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**Presiding Officer of the Common Council**

**ATTEST:**

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**Columbus City Clerk Treasurer**